



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 1, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Geneva Williams, Clerk III
Dorian Koloian, Clerk III
Rhonda Hasan, Assistant City Attorney
Kelvin Arnold, Building Inspector
Susan Ateek, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Adam Feldman, Code Compliance Supervisor
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Ron Kovacs, Code compliance Officer
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Wilson Quintero, Code Compliance Supervisor
Danny Reyes, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Jordan Wingate, Code Compliance Officer
Mario Carrasquel
Alejandro DelRio

Respondents and witnesses

CE16051420: Charles Snyder, owner

CE17081692; CE17081689; CE17081691; CE17081690 Andrea Andrada, owner's representative

CE15110225: Bruce Bromley, engineer's representative; Barry Baker, employee

CE17081855; CE15110036; CE17081841: Courtney Crush, attorney

CE17081119: Brian Dolan, attorney

CE17082217: Patrick Samorian, owner

CE16111025 CE16111027: Merrill Thomas, owner; Taylor Krips, contractor

CE17030113: Sonji Covin, owner's granddaughter; Dorothy Harvey, owner

CE17071612: Jonathan Keith, owner's representative

CE16021761: Pamela Jimenez, owner's representative

CE17081887: Jennifer Alleyne, tenant

CE17050984: Stephen Talpins, attorney

CE16101328: Kristen Gottfried, attorney

CE17100427: Matthew Hearne, owner

CE17040128: James Beran, owner

CE16050582: Mirtha Camacho, owner

CE17100234: Boodhwattie Persaud, owner

CE16040639: John Strohsahl, attorney

CE15082096: Stephen Joseph, manager; Hope Calhoun, attorney

CE17090613: Kelsey Koebal, property manager

CE17090616: Dario LaDronde DeGuevara, owner

CE16010877: James Kirwin, owner; Charles Dule, attorney

CE17110407: George Criscione, owner

CE17070097: Ricky Bright, owner

CE17101487: Courtney Crush, attorney; Gary Goldman, neighbor; Julie Streeter, neighbor; Yvette Andrews, neighbor; Benjamin Hedrich, attorney

CE16061433: Nectaria Chakas, attorney

CE17101751: Lena Ung, owner

CE17082465: Frederick Lehman, owner

CE17031685: Mohammed Miah, owner

CE17090097: Goran Dragoslavic, owner; Nicholas Sahoff, owner's representative

CE17071392: Kenneth Robinson, owner

CE17090380: John Voigt, attorney

CE16111497: Laura Parrish, owner

CE17071853: Charles Donnelley, owner

CE17010222: Courtney Crush, attorney

CE17090771: Andreia Franchi, owner; Emil Fanea, contractor

CE17100709: Angela Ergon-Bluem, owner

CE17072271: Ronald Burr, architect; Ester Collett, owner's representative

CE15071234; CE15090922: Kirstina Wilson, attorney

CE17051336: Jack Flechner, owner; Stanley Miller, owner's representative

CE17072146: Jack Flechner, owner

CE16100532: Moche Baruk, owner

CE17021514: Erin Camner, attorney
CE16080378: Janice Forsgren, power of attorney
CE15121320: Joseph Cassata, owners' son
CE08060101: August Perez, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:04 A.M.

Case: CE17081841

213 S FTL BEACH BLVD
TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
24-28(c)

THERE IS A BULK CONTAINER IN THE REAR OF THIS
COMMERCIAL ESTABLISHMENT THAT IS NOT BEING KEPT
WITHIN AN APPROVED ENCLOSURE.

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT
APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF
LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES,
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN
MAINTAINED/REPLACED OR REMOVED.

Complied:

47-20.20.H.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 60 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE17081855

201 S FTL BEACH BLVD
TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
24-28(c)

THERE IS A BULK CONTAINER IN THE REAR OF THIS
COMMERCIAL ESTABLISHMENT THAT IS NOT BEING KEPT
WITHIN AN APPROVED ENCLOSURE.

25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN
AREAS AND/OR CRACKS AND MISSING CEMENT.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS
NOT BEING MAINTAINED AS REQUIRED.

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT
APPEARANCE THERE ARE MISSING AND/OR BARE AREAS OF
LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES,
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN
MAINTAINED/REPLACED OR REMOVED.

25-14

THERE IS A DISCHARGE OF OFFENSIVE FLUIDS FLOWING
ONTO THE CITY RIGHT OF WAY.

Complied:

47-20.20.H.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, agreed, and said progress was already being made.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE15110036

211 S FTL BEACH BLVD
TRD OF FORT LAUDERDALE LLC

This case was first heard on 8/10/17 to comply by 9/21/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a 4,850 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said this was a new owner and recommended a 91-day extension.

Courtney Crush, attorney, agreed to comply.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE17101487

2300 SW 15 AVE

BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

Service was via posting at the property on 12/26/17 and at City Hall on 1/18/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

47-20.20.E.

THE PARKING FACILITIES ARE BEING USED FOR PARKING
OF VEHICLES OTHER THAN OCCUPANTS, EMPLOYEES,
VISITORS OR PATRONS.

47-20.13 C.

THERE IS A GRAVEL DRIVEWAY CONSTRUCTED ON THIS
CHURCH PROPERTY, WITHOUT CITY ENGINEER APPROVAL,
WHICH IS BEING USED AS OVERFLOW PARKING.

Officer Sanguinetti presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Courtney Crush, attorney, requested 90 days. She said the owner needed to speak with Zoning and then pull the appropriate permits.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE17010222

3026 ALHAMBRA ST

MAYNARD CONDO ASSN INC.

This case was first heard on 1/19/17 to comply by 2/18/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Code Compliance Officer, said the owner had applied for the demolition permit and recommended a 90-day extension.

Courtney Crush, attorney, confirmed they had applied for the permit.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE16010877
2000 SW 23 TER
KIRWIN, JAMES JOSEPH

This case was first heard on 11/3/16 to comply by 12/8/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$31,250 and the City was requesting a \$709 fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended reducing the fines to \$709 to cover administrative costs.

James Kirwin, owner, said there had been “no basis whatsoever” to impose the fines. The administrative costs, which were based on reinspections, should not have accrued because the inspections should not have taken place. He said it had cost him \$20,000 to get permits that were “totally unnecessary, unrelated to the (vacation rental) certification process.” Officer Kovacs stated the \$709 administrative costs had been adjusted. Ms. Flynn said the City had found that the violation existed as cited.

Charles Dale, attorney, stated the City had erroneously imposed a \$29,000 lien on the property for four months in 2017 and this was why they felt the administrative costs were unfair. He requested the administrative fees be waived.

Ms. Hasan stated there had been significant violations on the property, requiring additional inspections. She said the administrative fees had been adjusted to recover costs for the valid inspections.

Ms. Flynn imposed a fine of \$350 for the days the property was out of compliance.

Case: CE15082096
1750 SW 31 AVE
FLORIDA POWER & LIGHT CO %PROP TAX

Request for extension

This case was first heard on 5/19/16 to comply by 11/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$10,250.

Hope Calhoun, attorney, requested one more 30-day extension, explaining they needed to go before the Board of Adjustment on February 21.

George Oliva, Chief Building Inspector, agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE17071392

2801 NE 24 ST

ROBINSON, KENNETH D

CURTIS, MARK

Service was via posting at the property on 12/22/17 and at City Hall on 1/18/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-280(H)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT
BEING MAINTAINED AS REQUIRED.

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Kenneth Robinson, owner, requested six to eight weeks.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE17090613

1870 NE 65 ST

MURRMAN, MARITA

Service was via posting at the property on 12/16/17 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day, per violation.

Kelsey Koebal, manager, requested 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day, per violation.

Case: CE17101751

2401 ANDROS LN
2401 DRAGON LAND TR
PINEIRO, GUSTAVO TRUSTEE

Service was via posting at the property on 12/21/17 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO
STUCCO ON FRONT WALL THAT IS MISSING AND PEELING
OFF.

9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS NOT MAINTAINED,
THE MATERIAL HAS BROKEN UP AND HAS AREAS COVERED
WITH DIRT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Lena Ung, owner, requested 90 days and officer Martinez did not object.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE15110225

101 N FTL BEACH BLVD
SILVER SEAS LTD
% J W FAULCONER MGM

This case was first heard on 4/9/16 to comply by 9/1/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,000 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fine to \$1,275 to cover administrative costs.

Bruce Bromley, engineer's representative, said his firm had provided the 40-year report and there were delays complying with the recommended repairs. He said the delays

had caused the time-share to lose revenue. Restoration costs totaled \$500,000 to \$600,000.

Inspector Oliva stated the report had been submitted in February 2016 and the property had been brought into compliance in December 2017; this was why he was recommending the reduction to the administrative costs.

Ms. Flynn imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE17082217

304 W PARK DR
SAMORIAN, PATRICK JOHN

Service was via posting at the property on 1/22/18 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Patrick Samorian, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17081887

731 NW 19 ST
VENICE PARTNERS LTD % BOSTON FINANCIAL

Service was via posting at the property on 12/1/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

9-280(F)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT
BEING MAINTAINED IN PROPER WORKING ORDER.

9-279(H)

THE FLOOR SURFACES IN THE BATHROOMS ARE IN DISREPAIR DUE TO LEAK DAMAGE FROM SINKS AND BATHTUBS/SHOWERS.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He said he had an agreement pursuant to this with property management.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE17031685

2500 DAVIE BLVD
SUNPETRO INC.

This case was first heard on 8/10/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$6,100.

Jorge Martinez, Code Compliance Officer, recommended reducing the fines to \$764 to cover administrative costs.

Mohammed Miah, owner, agreed to the reduction.

Ms. Flynn imposed a fine of \$764 for the time the property was out of compliance.

Case: CE16061433

2323 W STATE ROAD 84
AZURITE CORP LTD

Ordered to reappear

This case was first heard on 8/4/16 to comply by 11/3/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$17,000.

Captain Robert Kisarewich, Fire Inspector, said he had seen no progress to comply and in fact had seen other work being done without permits. He said the property was over 90% capacity at this time of year and he did not favor any additional extensions.

Nectaria Chakas, attorney, stated the former contractor had been replaced and the new contractor should start work immediately. She provided copies of the new contract. Ms. Chakas said the delay in compliance had not been caused by the owner. The previous contractor had been paid over six figures and had stopped work and not paid subcontractors. The owner now needed to pay "two people to do the same work." She requested additional time.

Captain Kisarewich reminded Ms. Flynn that he had been working with the owner for over three years, during which time deadlines had not been met.

Ms. Flynn granted no extension, and ordered the respondent to attend the 3/1/18 hearing.

Case: CE17082465

2412 TORTUGAS LN
LEHMAN, FREDERICK & WILLETTE B C

Service was via posting at the property on 12/21/17 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE AREA.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT
LIMITED TO WOOD, CARDBOARD AND PLASTIC BUCKETS.
THIS IS A NON-PERMITTED USE PER SEC 47-24.3. FOR
ZONING DESIGNATIONS 6.85A.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE17090097 7

2750 SW 2 ST 8
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 12/27/17 and at City Hall on 1/18/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
18-12(A)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE.
PER CASES CE14070249, CE15061634, CE16100975,
CE16121479 AND CE17040423 THIS IS A RECURRING

VIOLATION AND WILL BE SCHEDULED FOR SPECIAL
MAGISTRATE HEARING TO GET A FIND OF FACT WHETHER
IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited.

Goran Dragoslavich, owner, said he would have the property maintained every week now. He said there was a lot of illegal dumping on the property.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE17072271

Request for extension

3233 SW 2 AVE # 200
ML VINTAGE LLC

This case was first heard on 10/19/17 to comply by 1/18/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$13,000.

Captain Robert Kisarewich, Fire Inspector, said the property representatives had hired a design professional and contractor and submitted new drawings.

Ester Collett, owner's representative, said the previous architect had resigned and requested 90 days. Captain Kisarewich agreed to 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE17090771

3550 GALT OCEAN DR # 605
FRANCHI, JAIME A & ANDREIA R

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED
SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL
AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE
AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
MASTER PERMIT 16071853 (# 605 HOOD FOR KITCHEN
BATH BP16071853)

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16051420

1 N FTL BEACH BLVD 2003
SNYDER, CHARLES B CHARLES B SNYDER R

Personal service was made on 1/4/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15100978 (MINOR INT. FRAMING/DRYWALL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Charles Snyder, owner, said the contractor had done the work but Mr. Snyder was unable to contact him now.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17050984

Request for extension

901 N FEDERAL HWY
R K ASSOCIATES #5 INC. % SEARS-TAX D

This case was first heard on 8/17/17 to comply by 10/19/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,600 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, stated six violations remained.

Stephen Talpins, attorney, said Sears had completely cleaned up the property, even beyond the issues for which they had been cited. He stated they had also painted the buildings and begun the permitting process for the parking lot. Mr. Talpins requested 90

days and objected to the fines that had accrued because Ms. Flynn had informed him previously that he could be put on the December agenda to request more time but City staff had refused him. Supervisor Quintero agreed to 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE17081119

214 SW 7 ST
QUINLAN, JOSEPH E

Service was via posting at the property on 12/26/17 and at City Hall on 1/18/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

Officer Sanguinetti presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Brian Dolan, attorney, said the owner was 77 and developmentally disabled. He had been transferred to an assisted living facility in April 2017 and since then the property had been unoccupied. Mr. Dolan said he and relatives were working on guardianship for Mr. Quinlan, which he anticipated would happen any day. The guardians intended to sell the property for Mr. Quinlan's benefit. Mr. Dolan requested 90 days. Ms. Flynn felt 90 days was too long to wait to pick up trash.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE16040639

1719 SE 11 ST
HARRINGTON, MARIE H

This case was first heard on 11/3/16 to comply by 2/2/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,750 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the permit was still expired and recommended imposition of the fines.

John Strohsahl, attorney, said the owner had paid an engineer and a contractor a couple of years ago to replace her dock and during construction, structural defects had been discovered and the contractor and engineer had blamed each other. The owner

had sued and litigation was ongoing. Ms. Flynn asked why the permit could not be renewed in the meantime. Mr. Strohsahl explained that the plans needed to be redone and the contractor and engineer were both working on this. Inspector Oliva objected to any extension because too much time had passed.

Ms. Flynn imposed the \$11,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17100427

1139 NE 3 AVE
HEARNE, MATTHEW E & KELLY L

Service was via posting at the property on 12/7/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
25-4

THERE IS A VEHICLE PARKED ACROSS THE SIDEWALK IN FRONT OF THIS PROPERTY OBSTRUCTING PUBLIC USE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17062529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Snyder presented photos of the property and the case file into evidence, reported the property was now in compliance and requested a finding of fact that the violation had existed as cited.

Matthew Hearne, owner, said he understood the rule but noted that the residents had no choice sometimes but to block the sidewalks.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE17030113

416 NW 22 AVE
IKEY, PEARL % DOROTHY HARVEY

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF

RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-8.(E)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE REMEDIES UNDER THE CRITERIA OF ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(E)1-3.

18-8.(G)

STRUCTURE HAS BEEN BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

(1)THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(A)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE

STRUCTURE TO BE VACATED OR DEMOLISHED AT THE
OWNERS EXPENSE.

Officer Arnold said the family had agreed to remove the boards and repair the windows. He recommended a 49-day extension.

Sonji Covin, the owner's granddaughter, said the property needed to go through probate. She stated homeless people had been sleeping on adjacent properties, making it unsafe for her grandmother to go to the property. She said a board-up had been done in August 2016. Ms. Covin asked for the boards to be removed, stating the home was secure.

Ms. Flynn said she had seen no photos and the case should be rescheduled or withdrawn because she could not make a determination.

Ms. Hasan said the violation was that this was a nuisance property.

George Oliva, Chief Building Inspector said since the owner intended to rehabilitate the house, he recommended a 42-day extension, at which time he would provide Ms. Flynn an update on the progress.

Ms. Flynn found in favor of the owner regarding the board-up certificate. She asked the City to reschedule the case when they determined what other violations remained.

Case: CE16021761

708 SW 19 ST

BRADLEY, MARK & HALEY

This case was first heard on 9/1/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,100 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

Pamela Jimenez, owner's representative, agreed.

Ms. Flynn imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE17040128

1232 S MIAMI RD

BERAN, JAMES & ERIKA

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions

were as noted in the agenda. The property was in compliance and fines had accrued to \$20,250.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines and said administrative costs totaled \$396.

James Beran, owner, said the property had been in compliance until Hurricane Irma damaged the fence. He said he had experienced delays finding a contractor to replace the fence after the hurricane.

Ms. Flynn abated the accrued fine.

Case: CE16101328

1005 NE 16 PL
US BANK NA TRUSTEE
%OCWEN LOAN SERVICING

This case was first heard on 4/6/17 to comply by 5/18/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$70,500 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines.

Kristen Gottfried, attorney, said they intended to apply for a lien reduction.

Ms. Flynn Imposed the \$70,500 fine.

Case: CE17071612

540 NE 14 CT
RSJ 14TH COURT PROPERTY INVESTMENTS LLC

Service was via posting at the property on 12/14/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-12(A)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE
47-19.5.E.7.

THE FENCE ON THIS PROPERTY IS IN DISREPAIR

Officer Snyder presented photos of the property and the case file into evidence.

Jonathan Keith, owner's representative, said the owner was pulling a tree removal permit and other permits for the property. He requested 91 days.

Officer Snyder recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE17100234

1545 NW 6 ST
PERSAUD, BOODHWATTIE

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

PERMIT 17021275 (ATF FIRE SUPPRESSION REPAIR)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL
BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH
CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND
EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

The following two cases for the same owner were heard together:

Case: CE15071234

Request for extension

5300 NW 9 AVE
DEZER POWERLINE LLC

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,200 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said the owner was still working on the parking lot.

Kirstina Wilson, attorney, said multiple issues had come up while they were working on compliance. She said they wanted to re-pave the parking lot and they had hired engineers and applied for permits. They had discovered there was an exclusive

easement agreement buried in one of the declarations allowing for semi-truck parking. This would take 100 parking spaces off the plan. Going forward with this plan would be a nightmare for the property owners and the City.

Ms. Hasan stated she had been working with Ms. Wilson and agreed that the repaving the entire lot was a better plan than just restriping. She suggested Ms. Wilson consult with a City engineer. Ms. Hasan suggested a 63-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/3/18 hearing.

Case: CE15090922

Request for extension

5320 NW 9 AVE

DEZER POWERLINE OUTPARCEL LLC

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/3/18 hearing.

Case: CE17090380

2851 E COMMERCIAL BLVD

DICKERSON ENTERPRISES INC. % MCMILLA

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-259

- (5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.
 - A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.
 - B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED,

RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.
THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(A)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez said George Oliva, chief Building Inspector and Ms. Hasan had an agreement with the owner to comply all violations. He requested 90 days for the owner to provide an update.

John Voigt, attorney, stated a tenant had done the renovations without permits and when the owner began eviction proceedings the tenant had vandalized the property and called Code Enforcement. Mr. Voigt stated the owner had already hired a contractor and was getting the property into condition to sell.

Ms. Flynn granted a 105-day extension and ordered the respondent to attend the 5/17/18 hearing.

Case: CE17051336

6250 N ANDREWS AVE # 24

DOUBLE MOUNTAIN DEV VENTURES LLC

Service was via posting at the property on 1/11/18 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES, AND THE ASPHALT ON TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE, OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING

FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Jack Flechner, owner, said they were going to demolish the property and redevelop. They were still in the DRC process with City staff. Once this was complete, they would begin the permit process. Mr. Flechner stated one of the tenants was working on the exterior of the building and requested 90-120 days.

Officer Kovacs suggested the owner address the potholes in the parking area and suggested allowing a 56-63-day extension.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day, per violation.

Case: CE17072146

6250 N ANDREWS AVE # 25
DOUBLE MOUNTAIN DEV VENTURES LLC

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-1.(D)

UNDER CITY ORDINANCE 9-1.(B)THE BUILDING OFFICIAL IS HEREBY AUTHORIZED TO ENFORCE THIS SECTION. VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT. THE PREMISES HAVE BEEN MODIFIED WITHOUT THE REQUIRED PERMITS DEEMING THE WORK PERFORMED AS UNSAFE.

9-260.(A)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-1.(D) THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering the owner to pull permits to demolish the property within 105 days.

Jack Flechner, owner, agreed. He said the tenant had indicated that this work was done under a Broward County permit before the property was annexed by the City.

George Oliva, Chief Building Inspector, clarified that he wanted the owner to return in 105 days to provide an update on the demolition permit. The tenant was in the process of finding the Broward County permits. Ms. Flynn stated in 105 days, she wanted to see a legitimate plan to correct the violations or an application for a demolition permit.

Ms. Flynn granted a 105-day extension and ordered the respondent to attend the 5/17/18 hearing.

The following two cases for the same owner were heard together:

Case: CE16111027
410 ISLE OF PALMS
THOMAS, MERRILL H

This case was first heard on 8/10/17 to comply by 10/9/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$28,500.

John Suarez, Code Compliance Officer, said a stipulated agreement wherein the owner had agreed to comply within 60 days had been signed in August.

Merrill Thomas, owner, stated she had not understood what the stipulated agreement meant until Officer Suarez explained it to her recently. She said she had already hired a contractor and plans were in the works. Ms. Thomas thought they would be ready to apply for County permits within 30 days.

Taylor Krips, contractor, said he would submit plans to the County in two weeks and then submit to the City. Officer Suarez said the code required a permit, which would allow 365 days for the work to be done.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE16111025
408 ISLE OF PALMS
THOMAS, ROBERT H & MERRILL H

This case was first heard on 8/10/17 to comply by 10/9/17. Violations and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$28,500.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE17071853

3018 NE 20 CT

DONNELLY, CHARLES E

Service was via posting at the property on 12/28/17 and at City Hall on 1/18/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON THE PROPERTY.

9-276(a)

THE OWNER SHALL NOT OCCUPY ANY DWELLING UNIT OR
ROOMING UNIT THAT IS NOT CLEAN, SANITARY, SAFE AND
FIT FOR HUMAN HABITATION.

9-280(b)

CEILING IN THE HOME HAS FALLEN AND THE BEAMS ARE
EXPOSED. DRYWALLS IN THE HOME HAVE ALSO FALLEN AND
REQUIRE TO BE REPAIRED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS
NOT BEING MAINTAINED AS REQUIRED.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES.
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR
WATER TIGHT.

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF
THIS PROPERTY.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance with 9-308(a) within 126 days or a fine of 25 per day and with the remaining violations within 60 days or a fine of \$25 per day, per violation.

Charles Donnelley, owner, requested more than 63 days to address the roof issues; he said the roof must be repaired or the house would be sold.

Ms. Flynn found in favor of the City and ordered compliance with 9-308(a) within 126 days or a fine of \$25 per day and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE16050582

1501 N FTL BEACH BLVD
CAMACHO FAMILY LIMITED LIABILITY LI

This case was first heard on 1/19/17 to comply by 2/16/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to cover administrative cost of \$1,215.

Mirtha Camacho, owner, asked that the administrative costs be reduced because she had been informed by the City that she must pay for a separate permit for the guest house, which had not been necessary.

Ms. Flynn imposed a fine of \$450 for the days the property was out of compliance.

Case: CE17110407

Ordered to reappear

2221 SW 28 WAY
CRISCIONE, GEORGE J

This case was first heard on 12/7/17 to comply by 2/1/18. Violations and extensions were noted on the agenda property was not in compliance, no fines assessed.

George Criscione, owner, said the electrician had run temporary electrical service; the drain hole in the pool had been enlarged and the pool was empty; structural cracks had been repaired and the pool should be re-coated and filled within a couple of weeks.

Jorge Martinez, Code Compliance Officer, recommended a 35-day extension and ordering the respondent to attend that hearing.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/15/18 hearing.

Case: CE17100709

4761 NE 28 AVE
ERGON-BLUEM, ANGELA

Personal service was made on 1/4/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
9-1.(A)

HUGE TREE LIMB HANGING ON THE EDGE OF THE

BUILDING, CREATES AND UNSAFE CONDITION, AND IS IN VIOLATION OF FBC 116.1.1 AS ADOPTED UNDER THIS ORDINANCE.

9-259

A LARGE TREE LIMB ON THE EDGE OF THE BUILDING CREATES AN UNSAFE STRUCTURE AS STATED IN THIS ORDINANCE:

1. THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

9-260.(A)

ANY VIOLATION OF THIS CODE MAY BE REPAIRED, ALTERED, VACATED, DEMOLISHED, TOWED, OR OTHERWISE MADE TO CONFORM WITH THE REQUIREMENTS OF THIS ARTICLE BY CITY.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Angela Ergon-Bluem, owner, said she had been waiting for FEMA to perform an inspection and it had finally sent an inspector the previous Saturday. She said she had hired a contractor and the tree had been removed from the house. Ms. Ergon-Bluem requested 90 days and Inspector Arnold agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

The following four cases for the same owner were heard together:

Case: CE17081689

90 ISLE OF VENICE # 01
AQUA DI VENICE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,

WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Andrea Andrada, the owner's representative, said they had already begun the process.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17081690

90 ISLE OF VENICE # 06
AQUA DI VENICE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17081691

90 ISLE OF VENICE # 02
AQUA DI VENICE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17081692

90 ISLE OF VENICE # 07
AQUA DI VENICE LLC

Service was via posting at the property on 12/15/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of
\$250 per day.

Case: CE17070097

2251 SW 27 LN
BRIGHT, RICKEY DEAN

Service was via posting at the property on 1/4/18 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER WITHIN
THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR
UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT
HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS
PRESENT CONDITION IS CONDUCIVE TO BREEDING OF
RODENTS, PEST AND VERMIN LEADING TO A HEALTH
HAZARD AND DEEMING THE PREMISES UNSAFE.

9-259

1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE
AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING,
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR
ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE
FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT
FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE,
THE ENFORCING AGENCY SHALL DETERMINE THE
RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE
VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE
TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE,
BASED ON CURRENT REPLACEMENT COST LESS REASONABLE

DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(A)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering the owner to pull permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Rickey Bright, owner, said after Hurricane Wilma, his insurance company had refused his claim but he had obtained an SBA loan. The contractor he hired did not file for the right permits and Mr. Bright had no more money to make the repairs or to demolish the property. He was in the process of selling the property and requested 90 days.

Ms. Flynn found in favor of the City and ordered the owner to attend the 3/1/18 hearing for a progress report.

Case: CE16111497

2870 NW 23 ST
PARRISH, LAURA & NOEL, CASSIAN

This case was first heard on 4/20/17 to comply by 5/11/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$31,050.

Jordan Wingate, Code Compliance Officer, recommended reducing the fine to \$939 to cover administrative costs.

Laura Parrish, owner, agreed.

Ms. Flynn imposed a fine of \$939 for the time the property was out of compliance.

Case: CE17090616

2000 NE 62 ST
LADRONDE, DARIO

Service was via posting at the property on 12/16/17 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE16100532

6884 NW 30 AVE
INSPIRON LLC

This case was first heard on 4/6/17 to comply by 4/21/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$142,500 fine, which would continue to accrue until the property was in compliance.

Jorge Martinez, Code Compliance Officer, recommended imposition of the fines.

Moche Baruk, owner, said the property had been in compliance in July but there had been additional damage due to the hurricane. He stated they still did not have power at the property. He requested 30 days.

Officer Martinez said this was a recurring problem with the pool clearing up but then becoming stagnant again.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/118 hearing. He stated this would be the last extension.

Case: CE17012060

2771 NE 14 ST
LE COTILLION INC.

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THE SEAWALL AT THIS PROPERTY IS BELOW THE MINIMUM
ELEVATION ALLOWING TIDAL WATERS ENTERING THEIR
PROPERTY TO IMPACT THE ADJACENT PROPERTY/PUBLIC
RIGHT-OF-WAYS.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE17101823

508 NW 15 AVE
CHIWARA, GRACE

Service was via posting at the property on 12/19/17 and at City Hall on 1/18/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF
WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT
LIFE; OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE;
TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, YARD
DEBRIS; DISCARDED MACHINERY, APPLIANCES, FURNITURE
OR SIMILAR ARTICLE; STAGNANT WATER; OTHER
OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON
PROPERTY AND ADJACENT SWALE.

9-304(b)

THERE ARE VEHICLES ON THE GRASS/LAWN AREA. THE
DRIVEWAY OF THIS PROPERTY IS NOT MAINTAINED IN A
GOOD, SMOOTH, WELL-GRADED CONDITION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:
9-279(f)

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance with 9-305(b) within 21 days or a fine of \$100 per day and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 21 days or a fine of \$100 per day and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE17081386

823 SE 6 CT
HOLY COW ADVENTURES LLC

Service was via posting at the property on 12/1/17 and at City Hall on 1/18/18.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Turowski presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE17100366

1400 SE 11 CT
TRODELLA, GEORGE P JR EST

Service was via posting at the property on 12/4/17 and at City Hall on 1/18/18.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A

HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT
IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND
IS A PUBLIC NUISANCE.

Officer Turowski presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE17070349

6824 NW 24 WY

CARTER, ANNETTE T

Service was via posting at the property on 12/28/17 and at City Hall on 1/18/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
9-306

THERE ARE AREAS OF MISSING PAINT ON FASCIA.

Officer Wingate presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE17101805

6730 NW 26 TER

DRESNER, LAWRENCE A EST

% KENNETH DRESNER

Service was via posting at the property on 12/28/17 and at City Hall on 1/18/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED
PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE
BUILDING MAY NOT HAVE THE REQUIRED UTILITY
SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO
PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO
OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE.
THE POOL IN THIS CONDITION PRESENTS A HEALTH AND
SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY
BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A
PUBLIC NUISANCE.

Officer Wingate presented photos of the property and the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE17062679

500 NW 8 ST
CFP 500 LLC
% RICHARD CASALE MGR

Service was via posting at the property on 12/2/17 and at City Hall on 1/18/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE DERELICT VEHICLES AND/OR TRAILERS
CONSISTENTLY PARKED ON THE PROPERTY AND SWALE OF
THIS COMMERCIAL PROPERTY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the vehicle(s).

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the vehicle(s).

Case: CE17101374

1317 NW 7 CT
HILL, WILBERT SR

Personal service was made on 12/16/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND
DEBRIS ON PROPERTY AND SWALE.

47-34.1.A.1.

THERE IS FURNITURE AND OTHER ITEMS BEING STORED
OUTSIDE AT THIS RM-15 ZONED PROPERTY. PER TABLE,
47-5.16., THIS IS NOT A PERMITTED LAND USE.

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE
PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKING ON A GRASS OR DIRT
SURFACE.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE17111443

958 NW 24 AVE 8
WALKER, HARVEY LEE EST

Service was via posting at the property on 12/16/17 and at City Hall on 1/18/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THE PROPERTY AND SWALE

9-279(f)

THIS OCCUPIED PROPERTY DOES NOT HAVE THE REQUIRED
SANITARY FACILITIES. THERE IS NO CITY WATER SERVICE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE17070042

416 SW 11 CT
REYNOLDS, STUART L

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE, SPECIFICALLY AT THE REAR OF THE PROPERTY, VISIBLE FROM THE WATERWAY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO ROOF TILES, FENCE FACING THE WATERWAY.

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-313(c)

NO NUMBERS POSTED AND/OR VISIBLE FROM THE WATERWAY.

Complied:

24-27.(a)

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE17070056

616 SW 11 CT

WREN, CHRISTOPHER LEE

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-313(c)

PLASTIC HOUSE NUMBER(S) FACING THE WATERWAY ARE MISSING A NUMBER.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE17070054

Stipulated agreement

612 SW 11 CT
RIVER HOUSE 612 LLC

Violations:

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

18-12(a)

47-34.1.A.1.

8-91.(c)

9-313(c)

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE17071945

1040 NE 7 AVE
PRIVILEGE APARTMENTS LLC

Service was via posting at the property on 12/18/17 and at City Hall on 1/18/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THE SOUTH SIDE OF BUILDING 1020 ON THIS PROPERTY IS IN DISREPAIR, FALLING DOWN AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. INCLUDING BUT NOT LIMITED TO CRACKS ON WALL(S) ALL ABOUT THE BUILDINGS, THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(g)

THERE ARE ELECTRICAL ACCESSORIES NOT PROPERLY MAINTAINED ON THESE BUILDINGS, INCLUDING BUT NOT LIMITED TO ELECTRICAL LAMP COVERS HANGING, NOT PROPERLY INSTALLED.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO DOORS IN DISREPAIR, WINDOWS MISSING AND COVER WITH PLYWOOD, GUTTER HANGING FROM THE ROOF FASCIA.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

Case: CE14121738

707 SANDY NININGER DR
CITY OF FORT LAUDERDALE

Personal service was made on 1/8/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE14121772

1350 W BROWARD BLVD
CITY OF FORT LAUDERDALE

Personal service was made on 11/5/17.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17090611

710 W MCNAB RD
YELVINGTON FT LAUDERDALE LLC

Personal service was made on 1/8/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):

FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17061086

3290 NE 33 ST
3290 NORTHEAST 33RD ST LLC % MARILY

Service was via posting at the property on 1/4/18 and at City Hall on 1/18/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17061387

1831 NE 51 ST
CROSSROADS APARTMENTS, INC.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE16070874

280 SW 20 AVE
20TH AVE INVESTMENTS LLC

Service was via posting at the property on 1/4/18 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER WITHIN
THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR
UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT
HAS BEEN REPEAT OFFENDER.

18-7

(B) VACANT AND UNOCCUPIED BUILDING, OR PORTION
THEREOF, WHICH DOORS, WINDOWS, OR OTHER OPENINGS
ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A
MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN
THE ORIGINAL CONSTRUCTION AND DESIGN OF THE
STRUCTURE, WHICH THERE IS NO CURRENT AND VALID
BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE;

OR

(C) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHICH DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURE BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE.

ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

AT LEAST ONE OPENING IS UNSECURED ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THE STRUCTURE.

18-8.(E)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(E)1-3.

18-8.(G)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE

FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE
STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING
CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED
BY THE OWNERS OR DEMOLISHED.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering the owner to pull permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to pull permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE17070983

2609 NE 27 WY
MARCHELOS, ELIAS

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

18-11(A)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THIS IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

B. ONE WHICH LACKS ILLUMINATION, VENTILATION OR
SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH
OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.
C. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR
LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO
THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.
A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING
POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED
UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC
WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.
THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY
SERVICES CONNECTED TO MAINTAIN THE POOL. THE
PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING
GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering the owner to pull permits to repair or fill in the pool within 30 days or the City would fill in the pool at the owner's expense. He also recommended ordering the respondent to attend the 3/1/18 hearing.

Ms. Flynn found in favor of the City and ordered the owner to pull permits to repair or fill in the pool within 30 days or the City would fill in the pool at the owner's expense and ordered the respondent to attend the 3/1/18 hearing.

Case: CE17060995
2891 SW 10 ST
JEUNE, OLFRANC

Service was via posting at the property on 12/27/17 and at City Hall on 1/18/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-305(B)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT
BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE
ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:
18-1.
9-304(B)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE17090100

2760 SW 2 ST
OMBUES INVESTMENTS LLC

Service was via posting at the property on 12/27/17 and at City Hall on 1/18/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
18-12(A)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE.
PER CASES CE17062065 AND CE17040430 THIS IS A
RECURRING VIOLATION AND WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER
IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE17100598

2854 SW 4 PL
MIRANDA SBH LLC

Service was via posting at the property on 12/27/17 and at City Hall on 1/18/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THERE ARE PARTS OF THE CEILING
THAT HAS COLLAPSED AND OTHER PARTS THAT WATER DAMAGE
AND STAINS. THE FRONT DOOR REQUIRES WEATHER STRIPPING.

9-280(D)

THE CABINET DOOR ON THE BATHROOM SINK IS IN NEED OF PAINT.
THE CABINETS IN THE KITCHEN ARE IN NEED OF CAULKING.

9-280(F)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND
NOT BEING MAINTAINED IN PROPER WORKING ORDER.
THERE IS A MISSING BATHROOM FIXTURE IN THE SHOWER.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE17061352

2101 NW 30 WAY
HENDERSON, HERMAN III H/E HENDERSON,

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #16101942 (INSTALL 8 X 12 FT
PRE-FAB SHED)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED
SHALL BE SUBJECT TO INSPECTION BY THE BUILDING
OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL
REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE17062045

2648 NE 33 ST
RICHARD, ANNETTE H

Service was via posting at the property on 12/20/17 and at City Hall on 1/18/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-11(A)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN
STAGNANT WATER AND IS NOT BEING MAINTAINED ON A
REGULAR BASIS. IN THIS CONDITION IT PRESENTS A
HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND IT
MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS
A PUBLIC NUISANCE.

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE17071274

2401 NE 25 PL
ALBANESE, ROBERT D

Service was via posting at the property on 12/20/17 and at City Hall on 1/18/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-280(H)

THE FENCE AT THIS PROPERTY IS DAMAGED AND IN
DISREPAIR AND IS NOT BEING MAINTAINED.

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE17082401

1309 NE 2 AVE
ELIZE, ODANIE

Service was via posting at the property on 12/23/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-4(C)

THERE IS ONE DERELICT TRUCK AND ONE DERELICT JEEP
PARKED IN THE FRONT LAWN OF THIS PROPERTY.

Officer Snyder presented photos of the property and the case file into evidence, and requested the City be allowed to tow the vehicle in lieu of fines.

Ms. Flynn found in favor of the City and ordered the City may tow the vehicle in lieu of fines.

Case: CE17080279

1135 N ANDREWS AVE
SKOU, DANA H/E SKOU, JACK

Service was via posting at the property on 12/2/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

24-27.(B)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(A)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

18-12(A)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

Complied:

18-1.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$5 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

Case: CE17090604

715 NW 19 ST

VENICE PARTNERS LTD

% BOSTON FINANCIAL

Personal service was made on 12/14/17.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-308(A)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHERPROOF OR WATER TIGHT AS EVIDENCED BY THE EXCESSIVE LEAKAGES ORIGINATING FROM THE CEILING

9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

Complied:

9-280(F)

9-280(G)

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE17100359

1 W SUNRISE BLVD
WMA INVESTORS LTD PRTNR % WALGREEN CO
ATTN: RE PROP TAX

Personal service was made on 12/13/17.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE17050219. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

Complied:

24-27.(f)
47-19.4.D.1.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE16111440

2200 S OCEAN LA # 2406
LEVIN, ARTHUR D & SHIRLEY ANN

Service was via posting at the property on 1/4/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17031420

1337 SW 24 AVE
ROQUE, MIRIANELLYS

Service was via posting at the property on 1/4/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #14121153 (BNEW1M)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17080978

6326 N ANDREWS AVE
6300 UPTOWN CENTRE LP % BGS ATTN MI

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
MASTER PERMIT 16120189
PERMIT 16120193 (ELEC FOR SIGN 16120189)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL
BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH
CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND
EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17082614

510 LONG ISLAND AVE
W RANCH CORPORATION

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16121872 (150A SERVICE CHG)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL
REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES
UNTIL APPROVED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17082625

2727 YACHT CLUB BLVD # 3B
RIPCHO, WILLIAM J

Service was via posting at the property on 1/5/18 and at City Hall on 1/18/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 17010829 (#3B REPLACE 10 WINDOWS AND 1
DOOR WITH IMPACT)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED
SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL
AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE
AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE17082240

Stipulated agreement

2407 BIMINI LN
EGERT, CY B

Violation:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-306

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$50 per day.

Case: CE17082583

1350 SW 36 AVE
SEA RAL REV TR RALSTON, CHARLES TRUSTEE

Service was via posting at the property on 12/11/17 and at City Hall on 1/18/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO MULTIPLE HOUSE ARTICLES. THIS IS A NON-PERMITTED USE PER SEC 47-24.3. FOR ZONING DESIGNATION RS-8.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE17100748

1529 NW 4 AVE
CARRIGAN, BAILEY MARIE
FARREN, WARD EVAN JR

Service was via posting at the property on 12/13/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE17100860

1718 N VICTORIA PARK RD
ZANCHETTA, ALBERTO

Service was via posting at the property on 12/13/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE17080011

1115 NE 15 AVE
HAINSLEY FLORIDA LLC

Service was via posting at the property on 12/12/17 and at City Hall on 1/18/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17101256

1816 NE 11 AVE
DESOUZA, BRYAN A
SANCHEZ, OSCAR DEREK

Service was via posting at the property on 12/20/17 and at City Hall on 1/18/18.

Ron Kovacs, Code compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17081906

1640 NW 5 AVE
KNEZEVICH, DAVID

Service was via posting at the property on 12/21/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090635

3380 SW 19 ST
SMALLWOOD, MELISSA

Service was via posting at the property on 12/23/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090636

3451 SW 14 ST
BETINIO LLC

Service was via posting at the property on 12/23/17 and at City Hall on 1/18/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090554

200 NE 16 AVE
STARWOOD REALTY COMPANY LLC

Service was via posting at the property on 12/12/17 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090683

1437 NE 57 ST
RAMDTB REALTY LLC

Service was via posting at the property on 12/12/17 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090839

2850 NE 30 ST # 8
CLARK, KEVIN A

Service was via posting at the property on 1/6/18 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17100104

3010 NE 56 CT
TEACH USA INC.

Service was via posting at the property on 1/13/18 and at City Hall on 1/18/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17050210

528 NW 8 AVE
BAIN, RAPHAEL

This case was first heard on 8/10/17 to comply by 8/24/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$6,100 fine.

Case: CE15092507

1800 NW 22 ST
LAND BARON XII LLC

This case was first heard on 2/4/16 to comply by 7/7/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$57,200 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, said the report had been received and approved.

Ms. Flynn imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE17032736

307 NE 23 TER
LEGUIZAMO, ALBERTO & LEGUIZAMO ROSA

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$50,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$50,500 fine, which would continue to accrue until the violations were corrected.

Case: CE12101340

3220 BAYVIEW DR # 211
CAPPONI, ANDREA & ROSSI, ROSSANA

This was a request to vacate the Order dated 3/6/14.

Ms. Flynn vacated the Order dated 3/6/14.

Case: CE16050850

1733 NW 18 ST
2771 LLC

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$675 to cover administration costs.

Ms. Flynn imposed a fine of \$675 for the days the property was out of compliance.

Case: CE16110706

1320 NW 19 ST
FRANCO, MIGUEL ANGEL

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE16062247

1135 NW 7 AVE
TIITF/HRS-YOUTH SERV BROWARD CHILDREN SHELTER

This case was first heard on 10/20/16 to comply by 12/1/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$18,150 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$18,150 fine, which would continue to accrue until the violations were corrected.

Case: CE16080249

1800 SE 24 AVE
FISSETTE, GARY A EST

This case was first heard on 9/15/16 to comply by 9/30/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Code Compliance Officer, recommended ordering the pool to be filled in.

Ms. Hasan stated the deceased owner's son was the estate's personal representative. The probate attorney and the owner's son had confirmed that they had no intention of doing any work on the property to comply. Ms. Hasan asked Ms. Flynn to order the pool filled in.

Ms. Flynn ordered the pool be filled in.

Case: CE16101529
170 GEORGIA AVE
DELICE, DEJACMAR

Ordered to reappear

This case was first heard on 1/19/17 to comply by 1/29/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$19,800.

Ms. Flynn granted no extension, so fines would continue to accrue and the case would be scheduled for a Massey hearing.

Case: CE17052078
1700 NW 5 ST
FAMILY LAND TRUST # 1700 RIGGS, JERRY TRUSTEE

This case was first heard on 8/17/17 to comply by 9/7/17. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$3,450.

The case will be scheduled for a Massey hearing.

Lien Reduction Hearings

Case: CE17021514
2100 NE 57 ST
HARTMANN, FRED G & LYNN M

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$25,750 and City hard costs totaled \$166. The applicant had offered \$750.

Erin Camner, attorney, explained that the new owner had submitted the lien reduction application. The owner had been in the Czech Republic since January 2017 and had been unaware of the violations. Once he was aware of the violations, he had acted to comply. She requested a reduction to \$750. Ms. Camner added that the property had never been rented for fewer than 30 days.

Ms. Flynn reduced the lien amount to \$750 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16080378

2809 NE 37 CT
IG INVESTMENTS INC.

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$4,500 and City hard costs totaled \$212.

Janice Forsgren, power of attorney, said the fines were from a previous owner. Her client had paid \$7,793.90 fines to the County in September. Ms. Ramsey clarified that the \$7,793.90 was the cost of the permits; the \$4,500 was for the accrued fines.

Ms. Forsgren was not aware of whether any funds were escrowed for the fines as part of the sale. She did not believe her client was aware of the liens when purchasing the property but Ms. Flynn explained that with a warranty deed, the lien should have been found as part of the title search for the title insurance.

Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15121320

511 SE 5 AVE # 2211
CASSATA, ROSARIO
CASSATA, VERONICA

Notice was mailed to the owner via first class mail on 1/22/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$23,400 and City hard costs totaled \$212.

Joseph Cassata, he owners' son, said they had never received any documents about the violations because they had not been at this location. Ms. Ramsey stated the City had notified the owners at this address because it was on file with the Broward County Property Appraiser.

Ms. Flynn reduced the lien amount to \$500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08060101

1210 NW 1 AV
D & A PROPERTY INVESTORS LLC

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$668,250 and City hard costs totaled \$793. The applicant had offered \$3,600.

August Perez, owner, said they had purchased the property in foreclosure and rehabilitated it. There was a sale pending but he was unsure it would go through. Mr. Perez said he had purchased the property sight unseen and worked with the City, pulling permits for all of the remodeling work.

Ms. Flynn reduced the lien amount to \$3,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14120968

721 SE 14 CT
BECKERING, THOMAS E

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,350 and City hard costs totaled \$258. Total liens for both 721 SE 14 Court cases: \$27,750; total hard costs: \$1,114.

Juan Ruiz, attorney for the deceased owner's estate, said the owner had purchased this eyesore and made it beautiful. The owner's children were selling the property.

Ms. Flynn reduced the lien amount for the 721 and 725 SE 14 Court cases to \$2,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15070596

721 SE 14 CT
BECKERING, THOMAS E

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,400 and City hard costs totaled \$856.

Case: CE15070515

725 SE 14 CT
BECKERING, THOMAS E

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,400 and City hard costs totaled \$856.

Case: CE11110490

1419 S MIAMI RD
BECKERING, THOMAS E

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$19,050 and City hard costs totaled \$212. Total liens for both 1419 S. Miami Road cases: \$30,450; total hard costs: \$1,068.

Ms. Flynn reduced the lien amount for both 1419 S. Miami Road cases to \$1,068 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15070598

1419 S MIAMI RD
BECKERING, THOMAS E

Notice was mailed to the owner via first class mail on 1/18/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,400 and City hard costs totaled \$856.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

| | | | |
|-------------|------------|-------------|------------|
| CE17080953 | CE17071094 | CE17090759 | CE17082219 |
| CE171100739 | CE17061125 | CE17082435 | CE17110834 |
| CE171100045 | CE17050455 | CE17071855 | CE17032362 |
| CE17062421 | CE17070276 | CE171100323 | CE17110168 |
| CE17071036 | CE17082073 | CE17090340 | CE17111465 |
| CE17101515 | CE17070996 | CE17081496 | CE17071185 |
| CE17080492 | CE17071820 | CE17081824 | CE17081837 |
| CE17082580 | CE17082660 | CE17082037 | CE17100542 |
| CE17101090 | CE17101754 | CE17122017 | CE17122021 |
| CE17122050 | CE17122053 | CE17122087 | CE17122099 |
| CE17122107 | CE17122125 | CE17122108 | CE17122131 |
| CE17122133 | CE17122140 | CE17122143 | CE17122148 |
| CE17122153 | CE18010015 | CE18010017 | CE17101543 |
| CE17100156 | CE17100159 | CE17070137 | CE17071629 |
| CE17081796 | CE17090572 | CE17090637 | CE17090767 |
| CE17090772 | CE17100015 | CE17100035 | CE17100036 |
| CE17101267 | CE17101270 | CE17082218 | CE17090552 |
| CE17090557 | CE17090600 | CE17090615 | CE17090617 |
| CE17090681 | CE17090682 | CE17090761 | CE17090815 |
| CE17090816 | CE17090817 | CE17090818 | CE17090829 |
| CE17090830 | CE17090831 | CE17090832 | CE17090835 |
| CE17090837 | | | |

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE17080823 CE17082158 CE17030113 CE17081559

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16110425 CE17081099 CE17020602 CE17060934
CE17090809 CE17100176 CE15091285

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None


Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

There being no further business, the hearing was adjourned at 1:05 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate